

Duxbury, Christa A.

From: Declan Livesey [liveseyd@me.com]
Sent: Thursday, April 27, 2017 1:58 AM
To: City Clerk
Subject: Submission for Calgary City Council Meeting May 8, 2017 - LOC2016-0257, 4739 Dalton Drive N.W. - Birchwood Redevelopment of the Dells in Dalhousie
Attachments: City Council Meeting 8 May 2017 - Birchwood Dells Dalhousie.docx; ATT00001.htm; City Council Meeting 8 May 2017 - Birchwood Dells Dalhousie.pdf; ATT00002.htm

*CPC 2017-157
2017-MAY 08*

Please find attached my submission for the the referenced Council Meeting (Word & PDF copies)

RECEIVED
2017 APR 27 AM 8:13
THE CITY OF CALGARY
CITY CLERKS

Declan B Livesey
4235 Dalhart Rd NW
Calgary, AB T3A 1B6
Canada

Calgary City Council
By E-Mail cityclerk@calgary.ca

April 26, 2017

To: Calgary City Council

Re: Submission for Calgary City Council Meeting May 8, 2017 - LOC2016-0257, 4739 Dalton

Drive N.W. - Birchwood Redevelopment of the Dells in Dalhousie

I wish to submit my concerns regarding an item scheduled for the May 8, 2017 council meeting which is the first reading of the Planning Commission's recommendation to adopt, by bylaw, the proposed re-designation of lands 4739 Dalton Drive NW (Plan 7710470, Block 2, Lot 1). I have been a resident of Dalhousie for over 35 years.

My hope is that council will focus on the consultation process for this application and find that it has been less than adequate. Council should respect the residents of Dalhousie and delay the project in order that full and meaningful consideration can be given through a land use study which will include the Birchwood development and three other projects proposed in the area. My reasons follow.

Let me first say that revitalizing older areas around the LRT can benefit everyone but there is a right ways and wrong way to do this. I refer to the TOD development guidelines (p.3) which clearly spells out the right way;

"Avoid causing speculation and instability in communities abutting LRT stations. Through appropriate planning processes such as station area plan, area redevelopment plan and/or area structure plan preparation, provide the public with an indication of Council's intention with respect to the level of development opportunity."

Dalhousie is a wonderful community that has enjoyed a stable population over many years. It has worked diligently with the city to accommodate the strains, and enjoy the advantages, that the LRT brings. We are glad to provide access for our neighbours every day of the year. Similarly, as our demographics have changed we have enjoyed seeing parents from far and wide travelling into the community to use our excellent schools.

All this makes for a vibrant community; but it is not without its strains. So, let me be frank here and state that the city insults us by promoting a for-profit development that places additional strains on the area in the absence of a proper consultation process (i.e. one that meets the City's own guidelines). At the Planning Commission meeting on the subject matter on March 23, 2017, city planners promoted this for-profit development but did not present the commissioners with a clear picture of how flawed the consultation was, despite concerns expressed by some of the commissioners about the adequacy of the process.

On the evening of Tuesday, 25th April, and after the Planning Commission meeting, the city facilitated a workshop on the Birchwood development. It was an excellent workshop with many useful contributions from a diverse group of residents and finally a serious discussion on what this development may mean for the community. That is the good news. The bad news; timing and information.

The workshop was the first of two planned for community. A follow up workshop is planned for the 15th of May. Obviously input from both Birchwood workshops will not be available until after the first reading of the proposed by-law on May 8th. This alone makes it a flawed process.

While the workshop allowed residents a forum to express their views they did it in without sufficient information. Residents of Varsity had their 2007 “Varsity Land Use Study” when assessing a similar TOD development – a good example of the city following its own guidelines. At the Birchwood workshop, there was a substantial lack of information - perhaps you can ask your planners what they did provide. No transportation study. No detailed plans of the development. No ideas of city policies for the community. No detailed consideration of the cumulative effects of all the four developments in the area. Nothing on how schools will be effected. A veritable vacuum reflecting a hastily planned correction to a flawed process.

A land use study is essential for Dalhousie residents to fully comprehend the cumulative effects of all developments planned for the area. We appreciate that this does not fit in with the arbitrary timelines set by the planners however we are talking about events that will impact Dalhousie for decades to come

Dalhousie is not against development. We are against being ignored.

Sincerely,

A handwritten signature in black ink, appearing to read "Declan B. Livesey". The signature is fluid and cursive, with a long horizontal stroke at the end.

Declan B. Livesey

Duxbury, Christa A.

From: dwrubleski@shaw.ca
Sent: Wednesday, April 26, 2017 2:47 PM
To: City Clerk
Subject: Online Submission on LOC2016-0257

*CPC 2017-157
2017 May 08*

April 26, 2017

Application: LOC2016-0257

Submitted by: Diane Wrubleski

Contact Information

Address: 207 Dalmeny Bay NW

Phone: 4037033367

Email: dwrubleski@shaw.ca

Feedback:

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I would not like to see any buildings over 5 stories high on the Dalhousie Coop site and putting commercial small stores in there has not been a good idea for the last 30+ years. Parking for existing customers would have to be looked at very carefully

Duxbury, Christa A.

From: Nicoler123@icloud.com
Sent: Wednesday, April 26, 2017 9:49 AM
To: City Clerk
Subject: Online Submission on LOC2016-0257

*CPC2017-157
2017 May 08*

April 26, 2017

Application: LOC2016-0257

Submitted by: Nicole Rush

Contact Information

Address: 5879 Dalford Hill NW

Phone: 4035920992

Email: Nicoler123@icloud.com

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Feedback:

Please do NOT process this request for re-zoning prior to conducting at Neighbourhood Redevelopment Plan. I understand that many neighbourhoods are vying for these plans to be conducted; however, this one development alone accounts for a 16-20% increase in Dalhousie's population. This increase would take place in one small parcel of land it does not take into consideration increases in population from the upcoming Co-op and Northland re-developments. Dalhousie has numerous sites that can be redeveloped and my hope is that we do a community redevelopment plan to best suit the redevelopment /densification so that it is in keeping with the current aesthetic and "feel" of our neighbourhood. Because Dalhousie has so many sites available for redevelopment, we could easily increase the population of our community by 20 to 30% and not even have one high-rise in our community. That is an opportunity that will only be realized if we do our neighbourhood redevelopment plan first and not let the re-development of our community be dictated by developers who want to build sky rises for maximum profit. First determine what is best for our community and then have the developers bid on the projects. Not the other way around. Also I find it unacceptable to vote on this application on May 8 when the communities feedback has yet to be compiled and prioritized. The second date for the community workshop is scheduled for May 15.

Smith, Theresa L.

From: j.m.strong@shaw.ca
Sent: Tuesday, April 25, 2017 1:09 AM
To: City Clerk
Subject: Online Submission on LOC2016-0257 - *CPC2017-157*
2017 May 08

April 25, 2017

Application: LOC2016-0257

Submitted by: Pat amp; Mike Strong

Contact Information

Address: 6028 Dalmead Cres. NW

Phone: 4032889205

Email: j.m.strong@shaw.ca

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Feedback:

This or any other significant proposals should NOT be approved in isolation!!! There is at least one other significant proposal in the works and the combination along with any other likely proposals should be considered as one. Otherwise, it is virtually impossible for us as residents to know what to expect. In any event, a building of 30 plus stories should not be allowed. Pat amp; Mike Strong

Smith, Theresa L.

From: Darcy Duncan [ddduncan777@gmail.com]
Sent: Monday, April 24, 2017 8:43 PM
To: City Clerk
Subject: DALHOUSIE BYLAW 164D2017 - 4739 Dalton Drive NW - *CPC 2017-157*
2017 May 08

Dear Susan Gray, City Clerk

Please be advised that I have been an owner at 4740 Dalton Drive NW for over 3 years and **wish to dispute the change requested on the above mentioned property to a High Density Medium Rise and High Density High Rise for the following reasons:**

1. At the present time there is no available off street parking with all the apartments and condos in the area and this will increase that problem.
2. The safety of the children that play at the two parks on Dalhousie Drive due to the increase in traffic flow
3. The presence of these buildings on the same street as our condo will decrease our property values.
4. The increased traffic congestion that these additional occupants will cause every weekday morning on Dalhousie Drive at the intersections with traffic lights to just get to Crowchild Trail.
5. The deceptive approach by Lincoln Dells to submit this proposal change to two towers to an increase occupancy of over 1 000 homes.
6. The towers are out of character with the area and an additional 1 000 homes would seriously stress the infrastructure.

Thank you for taking our concerns into serious consideration.

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Duxbury, Christa A.

From: Joanne Duncan [jduncan@cesd73.ca]
Sent: Tuesday, April 25, 2017 8:22 AM
To: City Clerk
Subject: Dalhousie Land Use Redesignation - Lincoln Dells - *CPC 2017-157*
2017 may 08

Please accept this email to **DISPUTE** the revised proposal re-designate the land located at 4739 Dalton Drive NW to a High Density Medium Rise and a High Density High Rise.

- The addition of 1 000 homes would **SERIOUSLY STRESS** the infrastructure in this area. At the present time there is already an issue with finding off street parking.
- The increase traffic on Dalton Drive would be a safety issue for the children that play at the 2 parks on that street, that have to cross Dalhousie Drive from the north side.
- The towers in this area are out of character and would immensely impact traffic flow etc....

Thank you for reading and accepting my concerns as valid issues in our community.

Joanne Duncan
Admin Support

Penhold Crossing Secondary School

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